



INDUSTRIAL LAND FOR SALE

~37.076 ACRES (+/-) | LAFAYETTE, IN
HEAVY INDUSTRIAL ZONED LAND, I-3

SHOOK
COMMERCIAL
REAL ESTATE



SALE PRICE

\$4,078,360
(\$110,000 per acre)

ZONING

I-3

HIGHLIGHTS

Fantastic location
Strong industrial base and employment pool.

PROPERTY DESCRIPTION

The subject property consists of approximately 37.076 acres of heavy industrial zoned land, I-3. The seller will consider splitting the land. The land enjoys excellent visibility to Veterans Memorial Parkway East with almost 2,500 linear feet of frontage. Utilities are at, or near, the subject property. The offering was included in the recent shovel ready certification of approximately 500 contiguous acres to the west. Prior surveys, and reports such as geotech, environmental, archaeo desktop, wetland delineation, and more available upon request.

LOCATION DESCRIPTION

The subject property is on the growing east side of Lafayette, IN. Lafayette and surrounding areas continue to be nationally recognized for housing affordability, excellent job opportunities, and a quality of life. An established, and growing, advanced manufacturing ecosystem continues to develop. Notable businesses in close proximity to the land include Subaru, CAT Logistics, Amazon, Toyota Tsusho, GE Aviation, Nanshan, Saab, Rolls Royce, Freightliner, Old Dominion, three major hospital networks, and many others. Industry is supported by world class Purdue University, Ivy Tech, and a business friendly local municipality (and State). Indiana continues to be recognized as one of the most business friendly states in the nation. In 2023 alone Indiana received commitments to locate or expand in the State from over 208 companies, resulting in a combined investment of \$28.7 billion dollars.

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